

WILLARD CITY CORPORATION PC031915

DATE: March 19, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Leslie Meyer, Gary Hart, Chandler Bingham
Bryce Wheelwright - City Planner (non-voting member)
Michelle Mund - City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Jasmine Baker
CITIZENS: See attached sheet

1. **Prayer – Michelle Mund**
2. **Pledge of Allegiance** lead by Terry Ross
3. **General Public Comment (Input for items not on the agenda)**
4. **Discussion Item**

a. Brock Cheney – Historical Committee Chairperson

Chairperson Ross asked Brock Cheney to explain what the committee is. Brock Cheney stated the City Council passed an ordinance several years ago stating a historical committee would be set up but there was never anything done. Currently there have been several historical issues and questions have come up and they approached him for answers. He appeared before the City Council and was appointed chairman and a committee was formed. They are required to meet 2 times a year and they are to work with the Planning Commission for historical purposes. Chandler Bingham gave Brock a copy of the proposed ordinance and presented information he would like to see incorporated into the ordinance. He stated there 2 issues that need to be addressed preservation of rural setting and natural resources. He felt that anytime natural resources is discussed historical resources needed to be incorporated. There were references to modern cultural issues with historical roots. He stated the 4th of July has historical roots but is not observed as historical idea but a living contemporary tradition. He felt Founders Day would have historical roots but was not mentioned in the General Plan. There were references on the identify of what Willard is as a community and there could be more done to say this is what Willard is and this is what we value and we will show them through these special events. He asked how to protect the feel of the city through streetscapes and zoning ordinances. He felt we need to mention in the ordinance that the layout of Willard as a historical community is not random and was thoughtfully laid out according to a planning esthetic. He stated if there is an interest in preserving the historical feel of Willard it would be wise to state the historical frame work for the city plan is still valued and valid. He stated if the language in the handout needs to be amended he would be willing to amend it. Commissioner Meyer asked if the historical committee had some type of document such as a code of ethics they would go by. Brock Cheney stated yes, the City Council drafted an ordinance stating there is a historical committee. The next step in the process would be to send it to the State Historical Society and they have a separated designation for those communities that are part of the Historical Society. There needed to be an ordinance put together on historical preservation issues within the city. The State Historical Society would also like to see communities put together a historical survey of architecture and he stated there are grants available because it is very expensive to put together the survey. City Council member Mund asked Brock if he was going to be part of a committee that if Willard City wants to do something, are they going to tell them no because it infringes on

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a historical site, such as the dike area. How much authority is the committee going to have? Brock Cheney stated there authority is subservient to the Planning Commission. Commissioner Mund stated the State can be very hard to work with when it comes to historical preservation. Brock stated as it stand right now anyone can do what they want with their historical houses. He would like to see their ordinance say that if someone wants to tear down a historical house they would give the committee a one week's notice to see if they can come up with a solution to not tear down the house. City Council member Mund asked about Indian artifacts. Brock stated Indian artifacts on private property are subject to the owner, but on public or federal land are protected. City Planner Wheelwright stated the committee would only be an advisory committee. Commissioner Bingham felt that after the last meeting there was nothing in the ordinance about historical preservation and so he asked Brock for information and felt that what he presented was good information. Brock suggested the Planning Commission look at incorporating a clear definition on a Historical District and planning for a Historical District Zone and where it would be located. Commissioner Bingham felt Brock's information needed to be incorporated into this ordinance so that we did not need to come back and address at a later date. Commissioner Bodily asked about Willard City's Historic District. It was not clear on where the boundaries are located. Commissioner Bingham stated there needs to be a different set of rules for the historic portion of town than those in a regular subdivision or development. There was discussion held on the possible location of the boundaries. Brock stated if the boundaries only go from 400 North to 300 South that would leave out a good portion of the Bamburger. He also stated when discussing historical resources this does not only mean houses but would include historic thoroughfares such as bi-ways and routes. He felt the 200 West bike trail needed to have some type of protection both from natural and historical resources.

Commissioner Hart stated on those surveys we sent out there was no mention of historical and felt this was something we overlooked and felt we needed to send out another survey asking what they would like to see preserved. Commissioner Bingham asked if this could be taken care of during the survey of the properties. Brock stated for the survey they would be documenting all the houses in Willard and whether they are historical or modern but documenting what is currently on the property then a historic architect would be documenting on a map which are the historic homes and stated this could possibly be considered the Historic District boundary. He stated there are some old stone foundations in the outlying areas that would need to be documented. City Planner Wheelwright stated what he has presented could be fit into the General Plan. Chairperson Ross liked the proposal but voiced concerns about anything coming in would need to be addressed by the Planning Commission and the Historical Commission. Brock stated he was refereeing to if someone wanted to do something within the Historical District the Planning Commission could ask the Historical Commission for advice. Chairperson Ross stated it would only be within the Historic District that they would ask for advice. He also had concerns about Section 12-008 #D - Within the Historic District element of street scape will avoid modern intrusions when possible. Some design elements to be avoided in the street scape will include curb and gutter, traffic control devises and signs. When possible historically themed utilities will be utilized for lighting devices, signs tree planting etc. He stated there will become a time when Willard will require traffic control devices and felt if they could look somewhat historic then it would be ok. He also asked what Old Folks and Homecoming Days were. Brock stated in 1870 Utah declared an Old Folks Day which is a celebration of the older citizens of Willard who carry the memories of what community is and is still celebrated in rural communities. Homecoming Day is a day set aside for those who have moved away to come back home. It was stated Founders Day and the 4th of July would probably fall under these categories. Chairperson Ross suggested this document be condensed to fit in with what is proposed. Brock asked if they wanted him to come up with a condensed version or if the Planning Commission wanted to draft it. Chairperson Ross suggested putting into the General Plan a reference to historical districts and condense to a more simplified version of what the policy and goals would be and then the Historic Commission come up with the bylaws. Commissioner Meyer stated she contacted two other cities and asked them where their historical plan fits into their General Plan. She was waiting to hear back from them and would like some additional time to do some research. She was not sure how much information we needed in our ordinance. Brock suggested she contact Spring City in Sanpete County and depending on the size of the city it

would determine what information you will get. Chairperson Ross showed in the proposed ordinance where he added historical information.

b. Review of proposed changes to Section 12-000 Willard City General Plan and set for public hearing

Chairperson Ross presented an edited and draft copy of the ordinance and a discussion was held on those proposed changes (see the edited and draft copies attached to the minutes). Draft changes will be incorporated into the ordinance for the next meeting.

5. **Approval of Minutes**

The minutes of the March 5, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Bingham to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner Hart. The motion carried.

6. **Commissioner Comments/Staff Comments**

City Planner Wheelwright attended a meeting was held with representatives from UDOT, Willard Bay State Park and UTA along with Doug Young. He stated Willard was led to believe everyone was on board with the development and said this was not the case. The big box store has not been contacted, UDOT is not in favor of putting in an off ramp at that location and said they would need to go through the Federal Hwy Commission. Willard Bay State Park likes the idea of having the entrance at that locations. UTA felt there could be a stop in Willard at some point but until ridership goes up they are not interested. Doug Young stated he will be putting in Phase 1 as approved. He also stated the Development Agreement has approval. Chairperson Ross liked the housing plan for Deer Run that was presented to the City Council and felt that the houses represented what Willard is. A discussion was held on the different types of houses and where the garages were located. City Planner Wheelwright stated we cannot change what Doug has already been approved for. Brock Cheney asked if there could be incentives given to Doug to build homes that reflect the integrity of Willard. City Council member Mund stated for the price these homes are starter homes for individuals who are just starting out or have small families and felt they would not be staying permanently and did not want the development to become a transient development. Again City Planner Wheelwright stated Doug already has approval and we cannot change but we can address these issues in the other phases. Commissioner Bodily's comments were about the drawings and information that was presented at the last meeting that is no longer in effect. He said the ideas of the big box store, UDOT etc. and it would take years for him to do and stated there was no documentation presented. He suggests we be very careful with what developers bring in and offer. City Planner Wheelwright stated UDOT talked about putting in a Front Runner station at 750 North and they were not concerned about there being wetland stating they could deal with that. City Council member Mund stated the issue with having a Front Runner Station on 750 North is the trains and railroad crossings and if there is an emergency the First Responders will not be able to get to them because there is a train blocking the road. Commissioner Hart stated with the Haskell Homes Development each home was to have a different type front and that did not happen and he does not want to see that happen because no one followed through with what is proposed. Chairperson Ross stated there is provisions that allow the city to not issue occupancy permits until the development is done according to plans.

7. **Adjourn**

A motion was made by Commissioner Hart to adjourn the March 19, 2015 Planning Commission meeting. The motion was seconded by Commissioner Meyer. The motion carried. The meeting adjourned at 8:10 p.m.

Minutes were read individually and approved on **April 2, 2015**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker